

APPLICATION FOR MINOR SUBDIVISION PRELIMINARY PLAN APPROVAL

City of Wilmington, N.C.
Planning Division

P.O. Box 1810, 305 Chestnut St., Wilmington, N.C. 28402
Telephone (910) 254-0900 Fax (910) 341-3264

Section "A" GENERAL DATA

TYPE OF SUBDIVISION PROPOSED (Based on definition of Minor Subdivision – See page 6)

- ☒ New lot(s) only on a tract fronting a public street which has existing w&s utilities (residential or commercial).
☐ New lot(s) only not fronting a public street, requiring constructing a private access easement (4 residential max.)
☐ Multiple buildings on a tract adjacent to a public street which has existing w&s utilities (residential or commercial)

Proposed Name of subdivision Westfall Research Park 36 Acre
Property location and address 0 Sir Tyler Drive
New Hanover County property ID # (PIN) 315818.41.8314.000 Total site acres 3.37
Current zoning district(s) classification CB(CD) & O&I-1
Proposed Use Retail
Proposed number of units/lots 4 lots Ave Lot size .84 acres
Proposed building area (s.f.) 11,988 existing area 0 (if expansion, s.f. gross) N/A
Maximum building height, each type per zoning
Parking – off street: number spaces proposed 51 number required group/std. applied
Apts./Condos/Townhomes: # 1BR Units # 2BR units # 3BR units # 4Br Units

Park/Recreation/Open space- required for all residential; single-family (SF): see Section 18-383; Multi-Family (MF): see Section 18-184

Calculations: Required; (SF): no. of dwelling units X 1306.8 s.f. each unit divided by 43,560 s.f. = acre(s)

Area Proposed: acre(s) (MF): Tract size X 0.35 = acre(s) required; Area Proposed: acre(s)

If Payment-in-Lieu requested, city approval required: PIL: yes no

Is site subject to conditions of approval from a Board of Adjustment, rezoning, subdivision, or prior preliminary site plan action? Yes ☒ (if yes, file # SP-xx-00, Z-xx-00, A-xx-00, etc.) CD-6-213 No

A Traffic Impact Analysis (TIA) is required with the submittal of an application where more than 100 vehicle trips during any Peak Hour is anticipated. The AM Peak Hour is: The PM PEAK HOUR is:
The ITE Land Use # used is: . No application will be reviewed without the submittal of the TIA, when required.
Is site within the Special Highway Overlay District? ☒ Yes No
Is site subject to any Corridor Overlay Districts? Yes ☒ No (if yes, which one?)
(Note: TIA not required per rezoning CD-6-213)

CLIENT (Owner or developer)

Name(s) Westfall Research Park 36 Acre
Address 1064 NC 561 Hwy.
Wilmington, NC zip 28403
Telephone 910-799-8755 Fax 910-788-8785 e-mail RAIFORD@AUTUMNHALL.COM

Representative/Agent (person to contact regarding questions or revisions to the plan):

Name(s) David H. Blevins, P.E. - Development Engineering, Inc.
Address 244 W. Millbrook Road
Raleigh, NC zip 27609
Telephone 919-847-8300 Fax 919-847-2130 E-mail david@d-e-inc.com

OWNER'S SIGNATURE*: In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City. I hereby designate David H. Blevins, P.E. - Development Engineering, Inc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

Signature/Date:

DATE RECD:
PLANNER:
CASE FILE #:
FEE PAID \$: